

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Douglas W. & Connie J. Largent, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section 1B02.3B (208.3) to permit a side yard setback of 3' in lieu of the required 10'. And a sum of side yard setbacks of 19' in lieu of the required 25' for proposed garage.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The proposed garage could not be placed at the rear of the property due to poor drainage.

See attached description.

MAP	234
ELECTION	1
DISTRICT	10
TYPE	1
NO. 80-36-A	
DATE	8-16-79
BY	W.E.H.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Douglas W. Largent
Connie J. Largent Legal Owner
 Address #3 Big Stone Court
 Baltimore, Maryland 21228
 Petitioner's Attorney _____
 Protestant's Attorney _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1979, at _____ o'clock _____ A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

7/16/79
9:30 A.M.

RE: PETITION FOR VARIANCES
SW/S of Big Stone Court 109'
SE of Johnnycake Road, 1st District
DOUGLAS W. LARGENT, et ux,
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Douglas W. Largent, 3 Big Stone Court, Baltimore, Maryland 21228, Petitioners.

John W. Hession, III
John W. Hession, III

August 24, 1979

Mr. & Mrs. Douglas W. Largent
3 Big Stone Court
Baltimore, Maryland 21228

RE: Petition for Variances
SW/S of Big Stone Court, 109' SE
of Johnnycake Road - 1st Election
District
Douglas W. Largent, et ux -
Petitioners
NO. 80-36-A (Item No. 234)

Dear Mr. & Mrs. Largent:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

Beginning at a point 109' southeast of the intersection of Big Stone Court of Johnnycake Road. Also being Lot # 47, Block #2 as shown on Plat Two Section Four "Woodbridge Valley" and recorded among the Land Records of Baltimore County in Plat Book C.T.G. #35 Folio #61.

Also known as # 3 Big Stone Court.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
John D. Seyffert
Director of Planning
FROM: _____
DATE: July 30, 1979

SUBJECT: Petition #80-36-A, Item #234
Petition for Variance for side yard setback
Southwest side of Big Stone Court 109 feet Southeast of Johnnycake Road
Petitioner - Douglas W. Largent, et ux

1st District

HEARING: Thursday, August 16, 1979 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Douglas W. Largent
#3 Big Stone Court
Baltimore, Maryland 21228

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1979.

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner Douglas W. Largent et ux

Petitioner's Attorney _____ Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
Public Works Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Planning Administration
Industrial Development

Mr. & Mrs. Douglas W. Largent
#3 Big Stone Court
Baltimore, Maryland 21228

RE: Item No. 234
Petitioners - Douglas W. Largent et ux
Variance Petition

Dear Mr. & Mrs. Largent:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rk

Enclosures

ORDER RECEIVED FOR FILING

DATE August 24, 1979 BY [Signature]

ADMINISTRATIVE

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted.

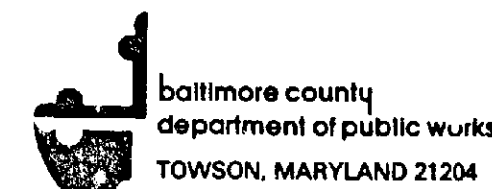
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1979, that the herein Petition for Variances to permit a side yard setback of 3 feet in lieu of the required 10 feet and a sum of the side yard setbacks of 19 feet in lieu of the required 25 feet, for the expressed purpose of the construction of a garage, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

July 6, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #234 (1978-1979)
Property Owner: Douglas W. & Connie J. Largent
S/W Big Stone Ct. 109' S/E Johnnycake Rd.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10' and a sum of the sideyards of 19' in lieu of the required 25'.
Acres: 0.198 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 17004, executed in conjunction with development of Woodbridge Valley, of which this property comprises Lot 47, Block Z, of Plat 2, Section 4, Woodbridge Valley, recorded O.T.G. 35, Folio 61.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #234 (1978-1979).

Very truly yours,

[Signature]
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: H. Shalowitz

L-SE Key Sheet
2 & 3 NW 29 Pos. Sheets
NW 1 H Topo
94 Tax Map



LESLIE H. GRAEF
DIRECTOR

July 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #234, Zoning Advisory Committee Meeting, May 22, 1979, are as follows:

Property Owner: Douglas W. and Connie J. Largent
Location: W/S Big Stone Court 109' SE Johnnycake Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10' and a sum of the sideyards of 19' in lieu of the required 25'.
Acres: 0.198
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 11, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 234, 237, 236, 239, and 240.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineer Associate II

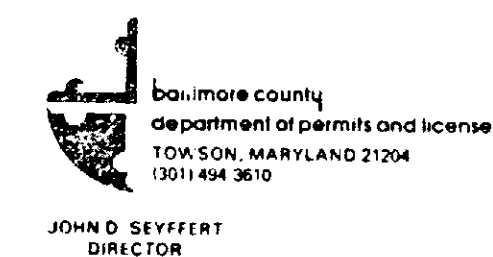
MSF/mjm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
FROM: Lt. Thomas Kelly, Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of May 22, 1979
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- ITEM # 234 Property Owner: Douglas W. & Connie J. Largent
Location: SW/S Big Stone Ct. 109' SE Johnnycake Rd.
No Comments
- ITEM # 235 Property Owner: Jay D. & Jeffrey B. Sherr
Location: NW/S Carroll Ave. 385' SW Wilbur Ave.
No Comments
- ITEM # 238 Property Owner: Albert M. Scharrmann, et al
Location: S/S Trepid Rd. 127.71' W Silvage Rd.
No Comments
- ITEM # 239 Property Owner: Michael T. & Mary T. Lynch
Location: W/S Puffers Rd. 702' S Bradshaw Rd.
No Comments
- ITEM # 240 Property Owner: Charles M. & Linda M. Boblitz
Location: W/S St. Georges Rd. 900' S Middleborough Rd.
No Comments



JOHN D. SEVEERT
DIRECTOR

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #234, Zoning Advisory Committee Meeting, May 22, 1979 are as follows:

Property Owner: Douglas W. & Connie J. Largent
Location: SW/S Big Stone Court - 109' SE Johnnycake Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 10' and a sum of the sideyards of 19' in lieu of the required 25'.
Acres: 0.198
District: 1st

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplements, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comments: Please contact Plans Review pertaining to setback of more than 3'-0" but less than 6'-0", a 1 hour fire rated wall is required.

Very truly yours,

[Signature]
Charles E. Dunham
Plans Review Chief

CEH:rry

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 22, 1979

RE: Item No: 234, 235, 236, 237, 238, 239, 240
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

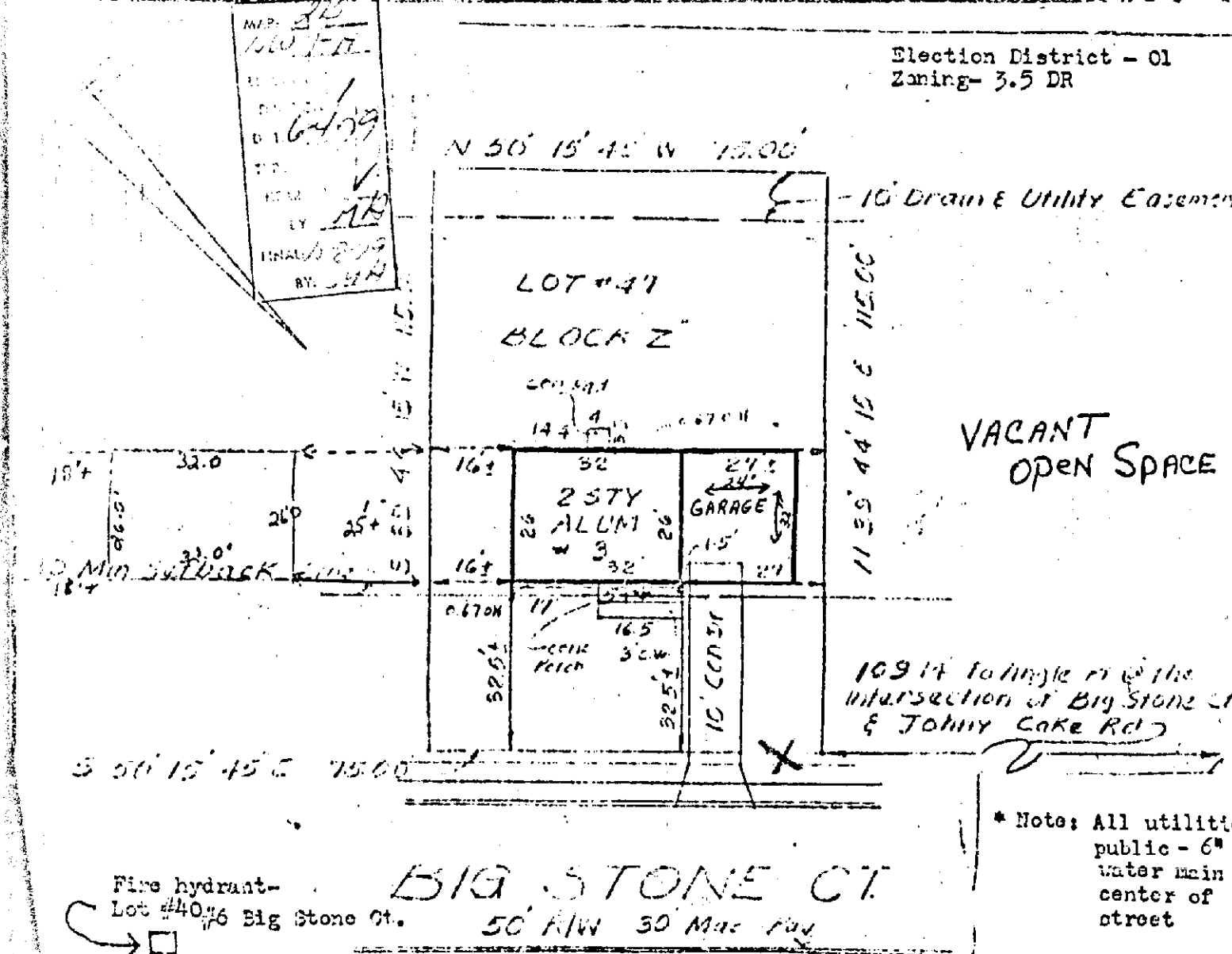
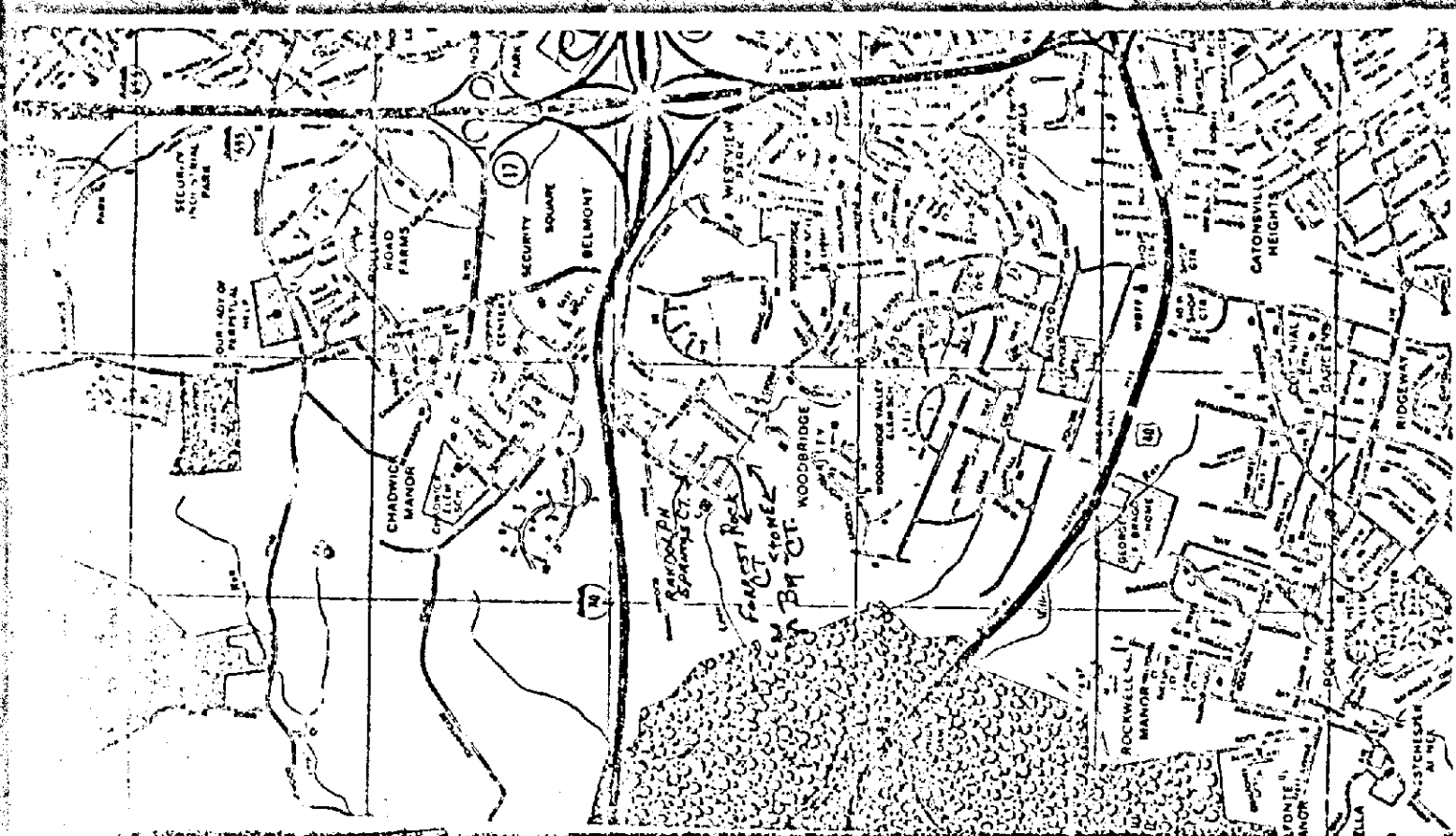
NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. HAROLD WILLIAMS, JR., VICE-PRESIDENT
WILLIAM W. BUSHNELL

THOMAS M. BRYCE
WILLIAM L. JONES, JR.
LEONARD E. HARTMAN

ALVIN L. BRYCE
J. J. BRYCE, JR.
WILLIAM D. BRYCE, JR.

NOV 07 1979



PETITION FOR VARIANCE
1st District

LOCATION: Southwest side of Big Stone Court 109 feet Southeast of Johnny Cake Road

DATE & TIME: Thursday, August 16, 1979 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Douglas W. Largent
was inserted in the following:

☒ Catonsville Times
☐ Essex Times
☐ Towson Times

☐ Arbutus Times
☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 2 day of August, 1979, that is to say, the same was inserted in the issues of August 1, 1979.

STROMBERG PUBLICATIONS, INC.
BY Laura Pennecker

PETITION FOR VARIANCE
1st District

LOCATION: Southwest side of Big Stone Court 109 feet Southeast of Johnny Cake Road

DATE & TIME: Thursday, August 16, 1979 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 2, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 16th day of August, 1979, the first publication appearing on the 2nd day of August, 1979.

THE JEFFERSONIAN
S. Frank Struth
Manager.

Cost of Advertisement, \$



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78775

DATE July 9, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Connie J. Largent

FOR Advertising and Posting of Case #80-36-A

895 424 10 25.00 10

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>GIF</u>	Revised Plans: Change in outline or description				Yes					
Previous case: <u>None</u>	Map #				No					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 26th day of April 1979. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Douglas Largent Submitted by MM

Petitioner's Attorney none Reviewed by GIF

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

80-36-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: July 27, 1979

Posted for: PETITION FOR VARIANCE

Petitioner: DOUGLAS W. LARGENT, ET UX

Location of property: SW/S. BIG STONE CT. 109' SOUTHEAST OF JOHNNYCAKE ROAD

Location of Signs: FRONT #3 BIG STONE CT.

Remarks: Placed by E. Boland

Posted by: E. Boland Date of return: AUGUST 3, 1979

1-SIGN

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83117

DATE August 16, 1979 ACCOUNT 01-662

AMOUNT \$10.12

RECEIVED FROM Connie J. Largent

FOR Advertising and Posting for Case No. 80-36-A

895 424 10 40.42 10

VALIDATION OR SIGNATURE OF CASHIER